

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0040

HLC DATE:

November 27, 2006

PC DATE:

February 27, 2007

APPLICANT: Bears and Sons USA, L.L.C.

HISTORIC NAME: Kreisle Building

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 412 Congress Avenue

ZONING FROM: CBD

TO: CBD-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from central business district (CBD) to central business district – Historic (CBD-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from central business district (CBD) to central business district – Historic (CBD-H) combining district zoning. Vote: 6-0 (Arend, Leary, and Mather absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from central business district (CBD) to central business district – Historic (CBD-H) combining district zoning. Vote: 9-0.

DEPARTMENT COMMENTS: The Kreisle Building is a Priority 1 for preservation in the Comprehensive Cultural Resources Survey (1984). The case was initiated in 1991, but dropped for an unknown reason.

CITY COUNCIL DATE: March 22, 2007

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1916 Kreisle Building is an excellent example of commercial architecture on Congress Avenue. The building has housed numerous prominent Austin businesses, including furniture stores, automobile dealerships, and the Austin Army-Navy Store. It is contributing to the Congress Avenue National Register Historic District.

Architecture:

Two-story rectangular-plan brick commercial building with a decorative parapet and decorative brickwork above the second story windows. The storefront has been modified, although the original line of transom windows across the top of the first-floor windows remains.

Historical Associations:

The Kreisle Building actually dates from 1888, when it was built by Mrs. Sophie Kreisle, William C. Kreisle and Louis H Kreisle as their furniture store on the Avenue. The M. Kreisle Company remained in the building only until 1894, when the building was rented by E.M. Scarbrough for his dry goods store. Isaac Bledsoe, who operated a furniture and carpet store, rented the building from 1896 through 1907; it remained a furniture store under the proprietorship of William L. Gilfillan and Barton J. Forsythe through 1912. A car dealer occupied the building in 1914, and the building burned in 1916. The city directories for 1918 and 1920 show the building as vacant; the 1922 directory shows a car dealer in the building again until 1928. The 1929 through 1935 city directories show Bowman-Cravens Furniture Store in the building. After 1940, the building was used as a drug store – the Thrift Drug Store is listed in the 1942 directory; Renfro's Drug Store No. 8 was in the building through the early 1960s, when the building was again used as a furniture store. In the 1970s and 1980s, the building housed the Austin Army-Navy Store.

PARCEL NO.: 0205020210000

LEGAL DESCRIPTION: Lot 4, Block 43, Original City

ANNUAL TAX ABATEMENT: \$22, 261

APPRAISED VALUE: \$2,715,166

PRESENT USE: Commercial building

CONDITION: Excellent

PRESENT OWNER

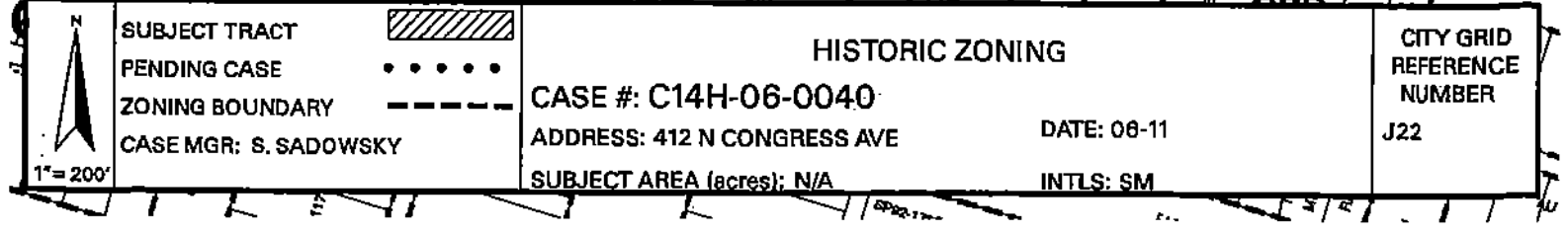
Bears and Sons USA, LLC
P.O. Box 684847
Austin, Texas 78768

DATE BUILT: ca. 1916 (in its current configuration).

ALTERATIONS/ADDITIONS: Storefront remodeled in 1950s and 1970s. A Certificate of Appropriateness for further changes to the storefront was issued by the Commission in October 2006.

ORIGINAL OWNER(S): Mrs. Sophie Kreisle (1888)

OTHER HISTORICAL DESIGNATIONS: Congress Avenue National Register Historic District





Kreisle Building
412 Congress Avenue

OWNERSHIP INFORMATION

C14H-91-0004

Page 2

W. J. Burt to Sophia Kreisle
Volume 70, Page 4
(30' of Lot 4)

April 2, 1886

Ed Wilkerson, et ux Julia, to R. F. Campbell
Volume 69, Page 492
(All of Lot 4)

August 17, 1886

W. H. Bell to Mrs. Sophie Kreisle
Volume 69, Page 629
(Quitclaim Deed)

September 18, 1886

S. Kreisle, a widow, to and with John McDonald
Volume 78, Page 429
(Mechanic's Lien)

April 23, 1888

Sophia Kreisle to James H. Robertson
Volume 120, Pages 241 and 242
(One-half interest in party wall [North wall] between the structures on
Lots 4 and 5)

January 2, 1894

Estate of Mrs. Sophie Kreisle to Emilie S., Kreisle, Sophie J. E. Sutor,
and Arthur E. M. Kreisle
Volume 822, Page 567

(DoD May 3, 1903)

Estate of Sophie E. J. Sutor to Emilie S. Kreisle and Arthur E. M. Kreisle
Probate Court 6253

(DoD February 10, 1926)

Estate of Arthur E. M. Kreisle to Lydia May Kreisle
Probate Court 8741

(DoD November 13, 1936)

Lydia May Keisle, widow of Arthur E. M. Kreisle, to Carl Mayer, Leona S. A.
Mueller and Emilie S. Mayer
Volume 594, Page 229
(Life estate in one-half interest)

August 2, 1938

Emilie L. Mayer to Claire Louise Mayer Anderson, Margaret Lucille Mayer
Ward, and Elizabeth Ann Mayer Sjoberg
Volume 4225, Page 342
(One-half interest)

December 3, 1971

American National Bank of Austin, Independent Executor of the Estate of
Carl M. Mayer, deceased, and Else Mayer Trust, to Claire Louise Mayer
Anderson, Margaret Leslie Mayer Ward, and Elizabeth Ann Mayer Sjoberg
Volume 4225, Page 344
(Consideration and distribution and partition between Else Mayer Trust and
Grantees named herein of separate property of Carl M. Meyer Estate.)

December 13, 1971

OWNERSHIP INFORMATION

C14H-91-0004

Page 3

Estate of Elizabeth M. Sjoberg, deceased, to Walter E. Sjoberg, Jr.,
Executor

William Charles Sjoberg to Mary M. Moursund
Volume 11008, Pages 91, et seq.

August 21, 1989

OCCUPANCY HISTORY

Kreisle Building

412 Congress Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2006

1984	Austin Army-Navy Store General merchandise
1978	Austin Army-Navy Store General merchandise
1972	Austin Army-Navy Store General merchandise NOTE: The Boot and shoe Department was at 410 Congress Avenue
1968	Discount Furniture Store
1964	Massey Furniture Company
1961	Renfro Drug Store No. 8 Renfro Drug Company General Office NOTE: Massey Furniture is listed at 400 Congress Avenue
1958	Renfro Drug Store No. 8 Renfro Drug Company General Offices
1955	Renfro Drug Store No. 8 Renfro Drug Company General Offices Post Office Sub-station No. 2
1952	Renfro Drug Store No. 8 Renfro Drug Company General Offices Post Office Sub-station No. 2 NOTE: Address is listed as 412-14 Congress Avenue
1949	Renfro Drug Store No. 8 Renfro Drug Company General Offices NOTE: Address is listed as 412-14 Congress Avenue
1947	Renfro Drug Store No. 8 Renfro Drug Company General Offices

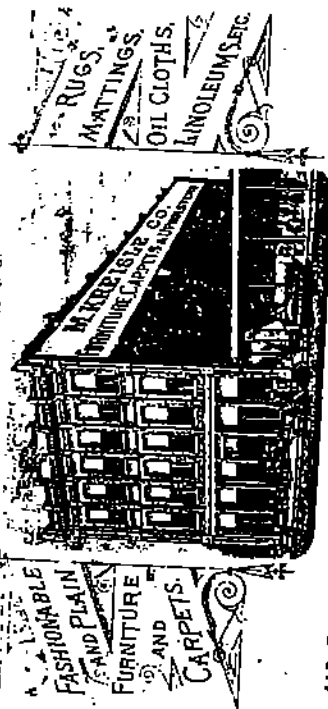
	Thrift Drug Store
	Rexall Drugs
1944-45	Renfro Drug Store No. 8 Renfro Drug Company General Offices
1942	Thrift Drug Store (Robert D. Midkiff, manager) NOTE: Renfro Drug Store No. 8 is not listed.
1940	Massey Furniture Store
1937	Address is not listed in the directory At 410 Congress Avenue, J.L. Martin had an electrical supply store; the next address listed is 416-18 (the Richardson Building), which housed W.H. Richardson Hardware.
1935	Bowman-Cravens Furniture Company NOTE: Address is listed as 412-14 Congress Avenue
1932-33	Bowman-Cravens Furniture Company NOTE: Address is listed as 412-14 Congress Avenue
1930-31	Bowman-Cravens Furniture Company NOTE: Address is listed as 412-14 Congress Avenue
1929	Home Furniture Company of Austin, T.H. Bowman, President NOTE: Address is listed as 412-14 Congress Avenue
1927	Crockett Auto Company Harry Hartman, President Hudson, Essex and Jordan automobiles NOTE: Address is listed as 412 Congress Avenue
1924	Crockett Auto Company Harry Hartman, President Hudson and Essex automobiles NOTE: Address is listed as 412 Congress Avenue
1922	Crockett Auto Company Harry Hartman, Manager Hudson and Essex Motor Cars NOTE: Address is listed as 412 Congress Avenue
1920	Vacant
1918	Vacant
1916	Vacant (Year of the fire)
1914	Krit Motor Car Company

Herndon R. Wallace, local agent
NOTE: Address is shown as 412 Congress Avenue

- 1912-13 Vacant
- 1910-11 Gilfillan & Russell
William L. Gilfillan, Proprietor
Furniture, carpets and draperies
NOTE: Address is listed as 412 Congress Avenue
- 1909-10 Gilfillan & Forsythe
William L. Gilfillan and Barton J. Forsythe
Furniture, carpets and draperies
NOTE: Address is listed as 412-14 Congress Avenue
- 1906-07 Isaac Bledsoe
Furniture, carpets, pianos and organs
NOTE: Address is listed as 412-14 Congress Avenue
- 1905 Isaac Bledsoe
Furniture and carpets
NOTE: Address is listed as 412-14 Congress Avenue
- 1903-04 Isaac Bledsoe
Furniture and carpets
NOTE: Address is listed as 412-14 Congress Avenue
- 1900-01 Isaac Bledsoe
Furniture and carpets
NOTE: Address is listed as 412-14 Congress Avenue
- 1898-99 Isaac Bledsoe
Furniture and carpets
NOTE: Address is listed as 412-14 Congress Avenue
- 1897-98 Bargain House Furnishing Company
Isaac Bledsoe, Proprietor
- 1893-94 Scarbrough & Hicks
Emmerson M. Scarbrough, Robert H. Hicks
Dry goods, notions, millinery, dressmaking, furnishings, boots and shoes
NOTE: Address is shown as 412-14 Congress Avenue
- 1891-92 M. Kreisle Company
Mrs. Sophie Kreisle, William C. Kreisle, and Louis H. Kreisle
Wholesale and retail furniture, carpets, home furnishings and pianos.
- 1889-90 M. Kreisle Company
Mrs. Sophie Kreisle, William C. Kreisle and Louis H. Kreisle
Wholesale and retail furniture, carpets, home furnishings and pianos.

M. KRISLE CO.

JOBBER AND RETAILER OF

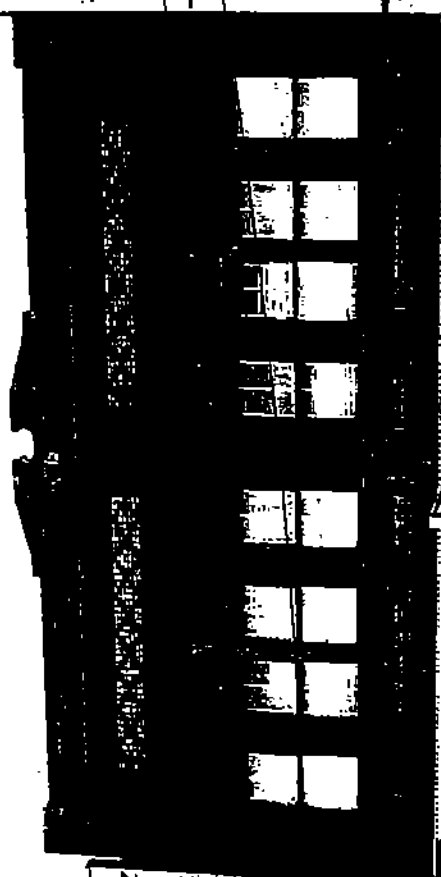


FASHIONABLE
AND PLAIN
FURNITURE
AND
CARPETS.

RUGS,
MATTINGS,
OIL CLOTHS,
LINOLEUM ETC.

412 & 414 Congress Avenue. AUSTIN, Texas.

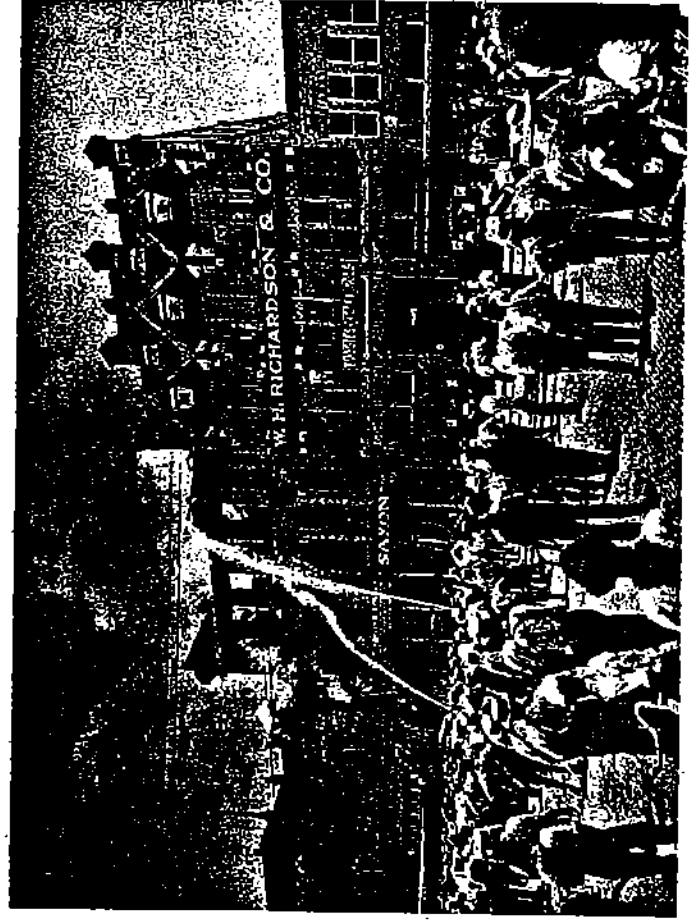
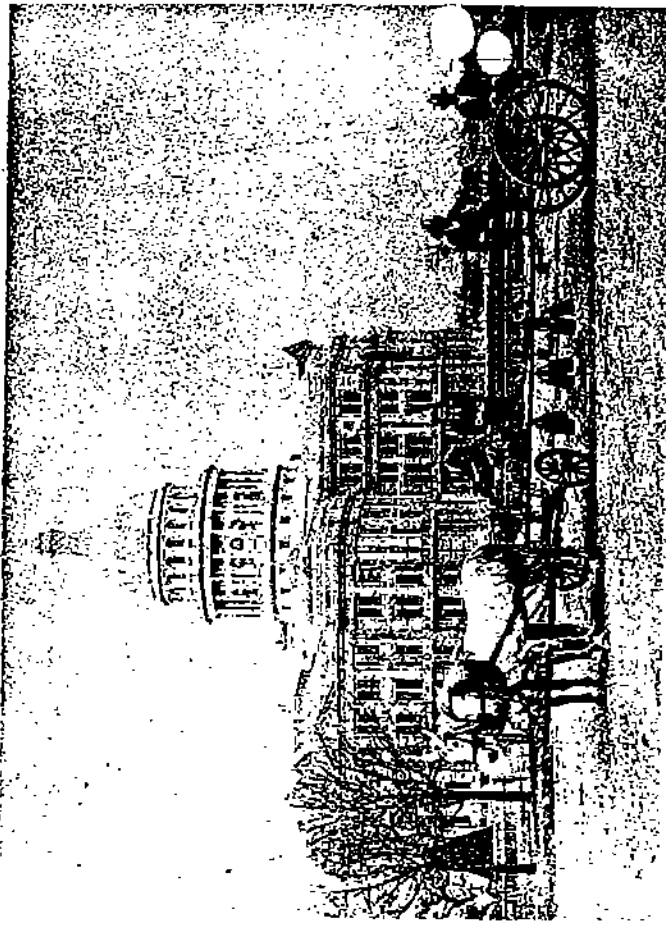
SEP . 85



MASSEY FURNITURE

BEST
FURNITURE
STORE

A substitute Hook and Ladder wagon in 1895—note buckets.



Soon after the fire department became professional it faced a major challenge: the burning of the Kretzle building in June 1916.



1971

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>1/1/2002</u>	FILE NUMBER(S): <u>01-12-00000</u>
TENTATIVE HLC DATE: <u>1/1/2002</u>	
TENTATIVE PCO ZAP DATE: <u>1/1/2002</u>	
TENTATIVE CC DATE: <u>1/1/2002</u>	CITY INITIATED YES/NO: <u>NO</u>
CASE MANAGER: <u>Z. J. G. S. T. T.</u>	ROLLBACK YES/NO: <u>NO</u>
APPLICATION ACCEPTED BY: <u>1/1/2002</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: Bears & Sons USA, LLC

2. PROJECT NAME: KREISLE

3. PROJECT STREET ADDRESS (or Range): 412 Congress

ZIP 78701 COUNTY: TRAVIS

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:

LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ. FT. 14,720 (+ 2,100 sf of roof deck)

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>CBD</u>	<u>Commercial</u>		<u>14,720 (+2,100)</u>	<u>Commercial</u>	<u>CBD-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>Original City</u>			
Block(s) <u>43</u>	Lot(s) <u>4</u>	Outlot(s) _____	
Plat Book: _____	Page _____		
Number: _____			
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)			

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: <u>82</u>	PAGE: <u>238</u>	TAX PARCEL I.D. NO. <u>02050202100000</u>
AND Volume: <u>120</u>	page: <u>241</u>	

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / <u>NO</u> TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / <u>NO</u>
14. IS A TIA REQUIRED? YES / <u>NO</u> (NOT REQUIRED IF BASE ZONING IS NOT CHANGING) TRIPS PER DAY: _____ TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. <input type="checkbox"/> SOLE <input type="checkbox"/> COMMUNITY PROPERTY <input type="checkbox"/> PARTNERSHIP <input checked="" type="checkbox"/> CORPORATION <input type="checkbox"/> TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION	
SIGNATURE: <u>Tiffanie Cozean</u>	NAME: <u>Tiffanie Cozean</u>
FIRM NAME: <u>Hill Partners Mgmt Co.</u>	TELEPHONE NUMBER: <u>512 7193050</u>
STREET ADDRESS: <u>2800 Industrial Terrace</u>	
CITY: <u>Austin</u>	STATE: <u>TX</u> ZIP CODE: <u>78758</u>
EMAIL ADDRESS: <u>cozean@hill-partners.com</u>	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: _____	NAME: _____
FIRM NAME: _____	TELEPHONE NUMBER: _____
STREET ADDRESS: _____	
CITY: _____	STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____	TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____	

DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Tiffanie Cozean 11-2-06
Signature Date

Tiffanie Cozean
Name (Typed or Printed)

Hill Partners Mgmt. Co.
Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Tiffanie Cozean 11-2-06
Signature Date

Tiffanie Cozean
Name (Typed or Printed)

Hill Partners Mgmt. Co.
Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Tiffanie Cozean have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

412 Congress Ave
(Address or Legal Description)
Austin, TX 78701

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Tiffanie Cozean
(Applicant's signature)

11-2-06
(Date)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 136482

ACCOUNT NUMBER: 02-0502-0210-0000

PROPERTY OWNER:

BEARS & SONS USA LLC
PO BOX 684847
AUSTIN, TX 78768-4847

PROPERTY DESCRIPTION:

LOT 4 BLOCK 043 ORIGINAL CITY

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 412 N CONGRESS AV

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2006	AUSTIN ISD	40,536.68
	CITY OF AUSTIN (TRAV)	11,202.57
	TRAVIS COUNTY	12,215.31
	TRAVIS COUNTY HEALTHCARE DISTRICT	1,992.90
	ACC (TRAVIS)	2,620.09
TOTAL SEQUENCE 0		68,567.55
TOTAL TAX:		68,567.55
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		68,567.55

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2006 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/09/2006

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 